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£525,000 Walnut Cottage, Edwards Hill, Lambourn, RG17 8NL, UK

Freehold



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£525,000 Edwards Hill, Lambourn

Council Tax Band E

Tucked away in the heart of the sought-after village of Lambourn, this charming four-bedroom detached cottage combines characterful features with flexible, well-proportioned accommodation. At the heart of the property is a spacious kitchen/dining room, providing an excellent space for both everyday living and entertaining. A connecting utility room adds further practicality and offers additional access to the rear garden. A generous sitting room enjoys a cosy fitted wood-burning stove, while French doors open onto the patio, creating a seamless connection between the indoor and outdoor living spaces throughout the year. A convenient cloakroom completes the ground floor. Upstairs, a central landing gives access to four bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by the family bathroom. The accommodation is both spacious and versatile, comprising a generous second bedroom, a well-proportioned single bedroom, and an attractive bedroom extending into the eaves, offering excellent flexibility for use as a home office, playroom or guest accommodation. Outside, the enclosed rear garden has been designed with ease of maintenance in mind, with the majority laid to patio and complemented by an area of lawn, creating an ideal space for both relaxing and outdoor entertaining. The property also benefits from a single garage with direct access from the garden, together with driveway parking to the front.

what3words. [w3w.co/cropping.listings.increased](https://www.w3w.co/cropping.listings.increased).

Utilities. All mains services are connected.

Heating Type. Gas-fired central heating to radiators, alongside a wood burner.

Location. Colloquially known as The Valley of the Racehorse, Lambourn's links with the racing fraternity are legendary. Set in the beautiful chalk downlands of England, in the



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northwest corner of Berkshire, Lambourn is conveniently placed to provide access to the M4 with Wantage, Hungerford, Newbury and Swindon close at hand. Well served by local shops and public houses, this famous village is further enhanced by many clubs and societies, details of which can be found on the village website at <http://www.lambourn.info/main>. Lambourn Primary Schools provides education for 4 – 11-year-olds, with secondary education available at the nearby towns. With the aforementioned accessibility via the road networks.

Other Material Information. This property contains single-glazed, timber-framed windows.





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Ofcom. For broadband speeds and mobile coverage, visit <https://www.ofcom.org.uk/>.

SDLT. For Stamp Duty Land Tax calculations, visit <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

Flood Risk. To check the long-term flood risk for this property, visit <https://www.gov.uk/check-long-term-flood-risk>.

Planning. To see any planning applications that may affect this property, visit <https://www.gov.uk/search-register-planning-decisions>.

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